

305, 3204 Rideau Place SW
Calgary, Alberta

MLS # A2202789



\$798,000

Division:	Rideau Park		
Type:	Residential/High Rise (5+ stories)		
Style:	Apartment-Single Level Unit		
Size:	1,400 sq.ft.	Age:	1955 (70 yrs old)
Beds:	2	Baths:	2
Garage:	Underground		
Lot Size:	-		
Lot Feat:	-		

Heating:	Hot Water	Water:	-
Floors:	Hardwood, Tile	Sewer:	-
Roof:	Tar/Gravel	Condo Fee:	\$ 1,363
Basement:	-	LLD:	-
Exterior:	Concrete, Wood Siding	Zoning:	M-H2
Foundation:	-	Utilities:	-
Features:	Granite Counters, Kitchen Island, No Animal Home, No Smoking Home, Soaking Tub, Walk-In Closet(s)		

Inclusions: n/a

Experience the best of urban living in this stunning 1,400 square-foot condo that is now available for you to call home. With both NORTH and SOUTH facing balconies, this property offers not only breathtaking views but also an abundance of natural sunlight, setting it apart from other residences. Inside, you'll find two spacious bedrooms and two full bathrooms, offering comfort and privacy. Additional features include dual storage units and two side-by-side parking stalls in the underground garage, providing maximum convenience. Located in a highly sought-after area, this condo is perfectly positioned to take advantage of everything the city has to offer. Enjoy the natural beauty of serene walking paths along the Elbow River, or head to the nearby Stampede grounds, theaters, and a wide variety of dining options—ensuring that entertainment and leisure are just steps away. The recently renovated decks offer panoramic views of the vibrant downtown skyline, creating a spectacular backdrop for both daily life and hosting guests. This condominium blends modern elegance with urban convenience, creating an inviting and functional living space. The two underground parking stalls (17 and 18) are conveniently located side by side, and the building offers a unique, personal bike lock-up separate from the communal bike storage area. For those looking to relax, the seasonal pool is an additional perk available for your enjoyment. Don't miss out on this exceptional opportunity—contact your realtor for more details!